WARRANTY DEED

Karen Johnson Davidson County
Batch# 276693 DEEDWARR
08/27/2019 09:00:11 AM 2 pgs
Fees: $13.00 Taxes: $416.25

20190827-0086024

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $112,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF AUGUST, 2019.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

J-CP-19-773-H

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
James H. Cook and Jermall Lyons	**New Owner**	
(NAME)	(NAME)	
204 Belaire Drive	**773 Rowan**	**059-14-0-222.00**
(ADDRESS)	(ADDRESS)	
Smyrna, TN 37167	**Nashville, TN, 37207**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **STEVEN A. POWELL, SUCCESSOR TRUSTEE OF THE Y.Z POWELL, JR. REVOCABLE LIVING TRUST DATED SEPTEMBER 22, 2010,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JAMES H. COOK AND JERMALL LYONS,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Lot 213, SECTION 4, HAYNES ESTATES, as shown on plat of record in Book 4300, Page 44, in the Register's Office, DAVIDSON County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Y.Z. Powell, Jr. and wife, Doretha McMillian Powell, by Warranty Deed from W.L. Bainbridge Company, of record in Book 4439, Page 137, in the Register's Office of Davidson County, Tennessee, dated July 23, 1970 and recorded on August 17, 1970.

Being the same property conveyed to The Y.Z. Powell, Jr. Revocable Living Trust, by Quitclaim Deed from Y.Z. Powell, Jr., of record in Instrument No. 20101115-0091210, in the Register's Office of Davidson County, Tennessee, dated November 15, 2010 and recorded on November 15, 2010.
Y.Z. Powell, Jr. was the original Trustee. He has since died on October 31, 2016. Steven A. Powell is the Successor Trustee.

This conveyance is subject to:
- County of DAVIDSON taxes for the year 2019 and thereafter, not yet due and payable.

- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 4, HAYNES ESTATES, as recorded in Plat Book 4300, Page(s) 44, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

- Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4407, Page 214, in the Register's Office of Davidson County, Tennessee.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **773 Rowan Dr, Nashville, Tennessee 37207**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 20th DAY OF AUGUST, 2019.

Y.Z Powell, Jr. Revocable Living Trust dated September 22, 2010

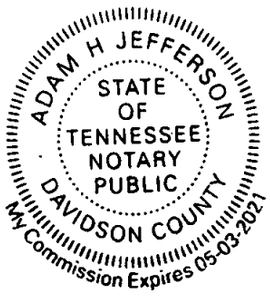
BY: Steven A Powell
Steven A. Powell
Successor Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEVEN A. POWELL, SUCCESSOR TRUSTEE of Y.Z POWELL, JR. REVOCABLE LIVING TRUST DATED SEPTEMBER 22, 2010, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 20th of August, 2019.

Notary Public
My Commission Expires: 5/3/21
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212